043.0	0005	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	921,600 / 921,600
					USE VALUE:	921,600 / 921,600
					ASSESSED:	921,600 / 921,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69	-71	WEBSTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SUPPRISE JOHN P &
Owner 2:	SUPPRISE RITA B
Owner 3:	
Street 1:	69 WEBSTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2728 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4770.000	470,500	600	450,500	921,600
Total Card	0.110	470,500	600	450,500	921,600
Total Parcel	0.110	470,500	600	450,500	921,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 337.83 | /Parcel: 337.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 30424

GIS Ref

GIS Ref

Insp Date 11/12/18

!3674!

PREVIOUS ASSESSMENT

Parcel ID 043.0-0005-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	470,500	600	4,770.	450,500	921,600		Year end	12/23/2021
2021	104	FV	449,000	600	4,770.	450,500	900,100		Year End Roll	12/10/2020
2020	104	FV	449,100	600	4,770.	450,500	900,200	900,200	Year End Roll	12/18/2019
2019	104	FV	347,200	0	4,770.	478,600	825,800	825,800	Year End Roll	1/3/2019
2018	104	FV	347,200	0	4,770.	349,100	696,300	696,300	Year End Roll	12/20/2017
2017	104	FV	325,600	0	4,770.	304,100	629,700	629,700	Year End Roll	1/3/2017
2016	104	FV	325,600	0	4,770.	259,000	584,600	584,600	Year End	1/4/2016
2015	104	FV	290,000	0	4,770.	253,400	543,400	543,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:26:24

LAST REV

Date	Time
11/17/21	10:11:36
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3674

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11299-716		3/17/1967			No	No		N

USER DEFINED

Prior Id # 1:	30424
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/12/2018	MEAS&NOTICE	HS	Hanne S
4/28/2009	Measured	372	PATRIOT
2/9/2000	Mailer Sent		
2/9/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4770		Sq. Ft.	Site		0	80.	1.18	1									450,479						450,500	

Total AC/HA:	0.10950	Total SF/SM:	4770	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,479	Spl Credit		Total:	450,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	20	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03489733
Const Adj.:	0.98980200
Adj $ / SQ:	184.382
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	679290
Depreciation:	210580
Depreciated Total:	468710

COMMENTS

CHK FOR ADDITION IN REAR..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	

REMODELING

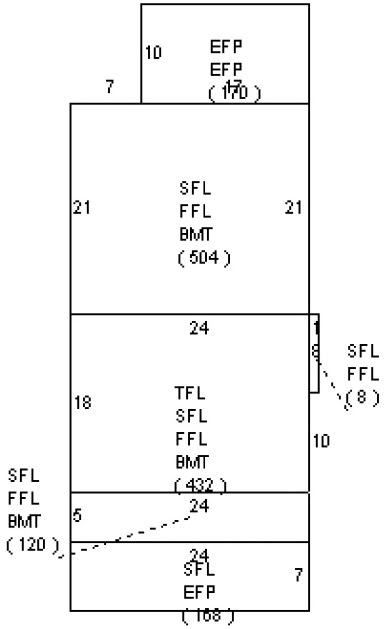
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	11	4	

Totals
0

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	184.38
Special Features:	1800	Val/Su Net:	109.62
Final Total:	470500	Val/Su SzAd	172.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,232	184.380	227,158
FFL	First Floor	1,064	184.380	196,182
BMT	Basement	1,056	55.310	58,412
EFP	Enclos Porch	508	32.250	16,384
TFL	Third Floor	432	184.380	79,653

Net Sketched Area:	4,292	Total:	577,789
Size Ad	2728	Gross Area	4292	FinArea	2728
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 043.0-0005-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	D	S	1	4	A	AV	2007	500.00	T	9.6	104			1,800			1,800
2	Frame Shed	D	Y	1	6X8	A	AV	2018	0.00	T	1	104						
19	Patio	D	Y	1	10X10	A	AV	2018	6.00	T	5	104			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	1,800	Total:	2,400